

**STATEMENT OF PROCEEDINGS FOR THE  
REGULAR MEETING OF THE  
CITY OF HUNTINGTON PARK OVERSIGHT BOARD**

**CITY OF HUNTINGTON PARK  
CITY COUNCIL CHAMBERS  
6550 MILES AVENUE  
HUNTINGTON PARK, CALIFORNIA, 90255**

**Wednesday, December 11, 2013**

**4:00 PM**

**I. CALL TO ORDER**

Vice Chair Duarte called the meeting to order at 4:22 p.m.

**II. ROLL CALL**

Estevan Padilla, Oversight Board staff, called roll.

Present: Board Member Luis Buendia, Board Member Albert Fontanez,  
Board Member Richard Verches, Board Member Theresa  
Villegas and Vice Chair Yolanda Duarte

Absent: Board Member Katherine Hennigan and Chair Elba Guerrero

**III. ADMINISTRATIVE MATTERS**

1. Recommendation: Approve the Statement of Proceedings for the November 13, 2013 Regular Meeting. (13-5609)

**On motion of Board Member Fontanez, seconded by Board Member Buendia, unanimously carried, the Board approved the Statement of Proceedings for the November 13, 2013 Regular Meeting.**

**Ayes:** 4 - Board Member Buendia, Board Member Fontanez,  
Board Member Villegas and Vice Chair Duarte

**Abstentions:** 1 - Board Member Verches

**Absent:** 2 - Board Member Hennigan and Chair Guerrero

**Attachments:** [SUPPORTING DOCUMENT](#)

2. Adopt a Resolution Ratifying and Approving the Transfer of Housing Assets to the Los Angeles County Housing Authority, as Housing Successor Agency. (13-5708)

**Mr. Julio Morales, Director of Finance, informed the board of the administrative process associated with the transfer of Housing Assets to the Housing Authority County of Los Angeles. During the initial phases of the dissolution process the Successor Agency had the option of becoming the Successor Housing Agency or transfer all of the assets over to the local Housing Authority. The Successor Agency decided to transfer all of the assets over to the Housing Authority of the County of Los Angeles rather than becoming the Successor Housing Agency. However, the Successor Agency did not receive any prior approval of the Oversight Board for the transaction. Mr. Morales reassured the Board that the Successor Agency did not have any financial assets transferred or any properties transferred to the County of Los Angeles.**

**Board Member Villegas questioned what items were being transferred. Mr. Morales noted only deferred loans were on the transfer list but no actual real property assets. Mr. Morales added the obligations have been fully turned over to and managed by the County of Los Angeles Housing Authority. Fernanda Palacios, Project Manager, pointed out the Housing Authority has all the documents pertaining to the transfer list. Teresa Highsmith, Oversight Legal counsel, explained the background of the transfer list in accordance with AB1 X 26 and AB 1484 which stipulates all assets with the exception with what was in the Low and Moderate Income Housing Fund (LMIHF) or anything considered to be a housing asset was subject to being transferred over to whoever is the Housing Successor Agency. As a result there is an administrative requirement by the law indicating the action must be approved by the Oversight Board. Ms. Highsmith advised the Board that the current item is a ratification of a previously approved action of the Successor Agency which occurred over a year ago when the City of Huntington Park elected not to become the Housing Successor Agency.**

**On Motion of Board Member Verches, seconded by Board Member Fontanez, unanimously carried, the Board adopted a Resolution ratifying and approving the transfer of Housing Assets to the Los Angeles County Housing Authority, as Housing Successor Agency.**

**Ayes: 5 - Board Member Buendia, Board Member Fontanez, Board Member Verches, Board Member Villegas and Vice Chair Duarte**

**Absent:** 2 - Board Member Hennigan and Chair Guerrero

**Attachments:** [SUPPORTING DOCUMENT](#)

3. Adopt a Resolution approving a Purchase and Sale Agreement for property located 6100-61114 Carmelita Avenue, 6126 Bear Avenue, 3806-3828 61st Street, Huntington Park, California. (13-5709)

**Julio Morales, Director of Finance, informed the Board of the current status of the sale of the Carmelita property. Mr. Morales indicated there was a backup offer submitted to the Successor Agency in the amount of 2.1 million dollars; however, the prospective buyer increased their initial offer and matched the backup offer of 2.1 million. None of the terms and conditions have changed as a result of the new sale amount. The Successor Agency will agree to sell the property with the Board's approval and the Department of Finance (DOF) approval as well. Mr. Morales assured the Board that no monies will be exchanged until the transaction is approved and satisfy all of the terms of the agreement.**

**Board Member Buendia clarified that the sale price is 2.1 million dollars and not 2 million dollars as indicated on the first portion of the staff report. Mr. Morales advised the Board that the counteroffer was received the same day as the meeting but the actual price will be stipulated on the terms of sale and resolution. Mr. Morales added the transaction is in the best interest of the City and the taxing entities because the appraised value of the site was 1.6 million dollars and the actual sale price is 2.1 million dollars.**

**On motion of Board Member Verches, seconded by Board Member Villegas, unanimously carried, the Board adopted a Resolution approving a Purchase and Sale agreement for property located 6100-61114 Carmelita Ave, 6126 Bear Avenue, 3806-3828 61st Street, Huntington Park, California.**

**Ayes:** 5 - Board Member Buendia, Board Member Fontanez, Board Member Verches, Board Member Villegas and Vice Chair Duarte

**Absent:** 2 - Board Member Hennigan and Chair Guerrero

**Attachments:** [SUPPORTING DOCUMENT](#)

**IV. CLOSED SESSION ITEMS**

**By Common Consent, there being no objection (Board Member Hennigan and Chair Guerrero being absent), the Board entered into Closed Session at 4:44 p.m.**

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Government Code Section 54956.8  
Property: 7116 Rugby Avenue, Huntington Park, California  
Agency negotiator: Julio Morales, Finance Director  
Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle  
Under Negotiation: Price and Terms of Payment. (13-4167)

5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Government Code Section 54956.8  
Property: 5959-6169 South Alameda Street, Huntington Park, California  
Agency negotiator: Julio Morales, Finance Director  
Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle  
Under negotiation: Price and Terms of Payment. (13-4171)

**Closed Session adjourned and Open Session reconvened at 4:58 p.m. with the following Board Members present: Buendia, Fontanez, Verches, Villegas, and Vice Chair Duarte. Board Members Hennigan and Chair Duarte were absent.**

**ACTION TAKEN:**

**Teresa Highsmith, Oversight Board Legal Counsel, reported that a discussion took place between the Board Members and the Real Property Negotiators on several pieces of properties that are for sale through the Long Range Property Management Plan (LRPMP). Ms. Highsmith noted the Oversight Board provided direction to the Successor Agency regarding Real Properties and concluded no reportable action was taken.**

**V. MISCELLANEOUS**

6. Matters not posted on the agenda (to be presented and placed on the Agenda for a future meeting). (13-5604)  
There were none.
7. Public Comment (opportunity for Member of the Public to address the Board on items of interest that are within the Jurisdiction of the Board). (13-5605)  
There were none.

**8.** Chair and Board Member Comments. (13-5606)

The Oversight Board and the Successor Agency agreed to cancel the Regular meeting scheduled for January 8, 2014 and schedule a Special meeting on January 22, at 4:00 p.m.

**9.** Adjournment of the Regular Meeting of December 11, 2013. (13-5607)

The meeting adjourned at 5:05 p.m.